



Old Park Avenue, Enfield, EN2 6PJ

welcome to
Old Park Avenue, Enfield

Barnfields are delighted to offer for sale this substantial five bedroom semi-detached house which has been extended and remodelled by the current vendors to a high standard throughout. Located within a short walk of both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Stations and Enfield Town Shopping Centre with its plethora of shops, historic library and the open space of Town Park. Good Primary and Secondary schools are also close by including Enfield Grammar and the new Wren Academy. An early viewing is highly recommended.



Double Glazed Entrance Porch

Opens to:-

Hallway

Wood flooring, radiator, window to front.

Downstairs WC

Wall mounted hand basin, low level WC, window to side.

Front Reception Room

16' x 11' 9" at widest (4.88m x 3.58m at widest)

Fitted carpet, double glazed bay window to front with fitted shutters, cast iron fireplace with wooden surround, gas fire and slate hearth, built-in book case and cupboards, spotlights.

Rear Reception Room

12' 10" x 11' 10" at widest (3.91m x 3.61m at widest)

Wood flooring, cast iron fireplace with wooden surround, gas fire and slate hearth flanked by built-in bookshelves and cupboards, radiator, spotlights, open to:-

Kitchen/Diner

25' x 20' 4" at widest (7.62m x 6.20m at widest)

An L shaped room with a range of fitted wall and base units, granite worktops and upstands, under mount sink, space for range style oven with extractor hood above, built-in fridge freezer, dishwasher and washing machine, matching island, tiled floor double glazed window to rear, skylight open to:-

Dining Area

Continued wood flooring, double glazed doors opening to the garden, glass roof with fitted blinds.

First Floor

Landing

Fitted carpet, double glazed window to side.

Bedroom One

16' x 11' 7" at widest (4.88m x 3.53m at widest)

Double glazed bay window to front with fitted shutters, range of fitted wardrobes, fitted carpet, radiator.

Bedroom Two

15' 6" x 11' 3" at widest (4.72m x 3.43m at widest)

Double glazed window to rear with fitted shutters, two built-in wardrobes, fitted carpet, radiator.

Bedroom Five

9' x 7' 6" at widest (2.74m x 2.29m at widest)

Double glazed bay window to front with fitted shutters, laminate flooring, radiator.

Bathroom

Freestanding roll top bath with shower attachment, step-in shower cubicle, low level WC, hand basin with drawers beneath, tiled floor, part tiled walls, large built-in cupboard, double glazed window to rear with fitted shutters, chrome heated towel rail.

Second Floor

Bedroom Three

17' 10" x 9' 11" at widest (5.44m x 3.02m at widest)

Fitted carpet, column radiator, built-in wardrobes, four double glazed Velux windows to front, air-conditioning unit, spotlights, eaves storage space.

Bedroom Four

12' x 10' 10" at widest (3.66m x 3.30m at widest)

Fitted carpet, column radiator, built-in wardrobes, double glazed windows to rear, air-conditioning unit, spotlights.

Shower Room

Step-in shower unit, two sink units with drawers beneath, low level WC, tiled floor, part tiled walls, heated towel rail, double glazed window to rear with fitted shutters, spotlights.

Outside

Rear Garden

An approximately 80ft long rear garden, with patio area to front, rest laid to lawn with mature tree and shrub borders, two storage sheds, side access leading to the front.

Summerhouse / Office

15' 6" x 9' 3" at widest (4.72m x 2.82m at widest)

A versatile and impressive space with power ideal for a "home office" or gym.

Off-Street Parking

To the front of the property for three/four cars.



view this property online barnfields.co.uk/Property/ENF105301







welcome to Old Park Avenue

- Five Bedrooms
- Two Reception Rooms
- Off-Street Parking For 3/4 Cars
- Attractive 80ft Rear Garden
- Kitchen / Diner
- Newly Fitted Carpets

Tenure: Freehold EPC Rating: D

Please note the marker reflects the postcode not the actual property



£900,000



check out more properties at barnfields.co.uk



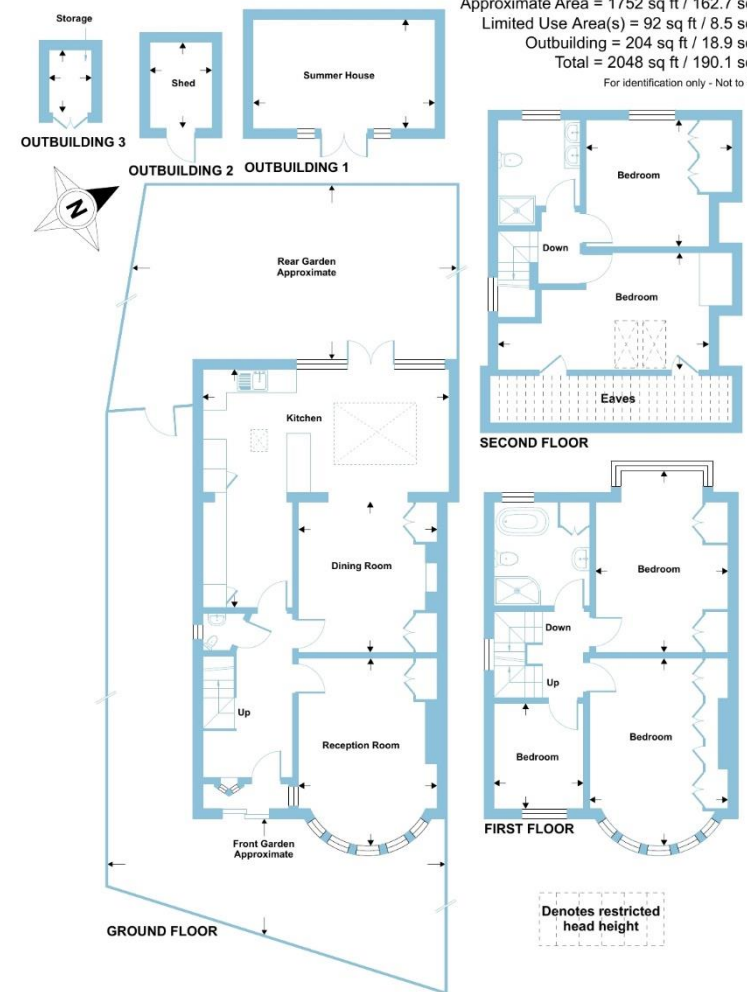
Property Ref:
ENF105301-0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Old Park Avenue, Enfield, EN2

Approximate Area = 1752 sq ft / 162.7 sq m
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Outbuilding = 204 sq ft / 18.9 sq m
Total = 2048 sq ft / 190.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Barnard Marcus. REF: 1118722



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk